

Property Tax Comparison of Utah State Government Assessments to Market Values

A	B	C	D	E	F	G	H F x G	I	J	K	L J x K	M	N H total / J total	O J x N	P H - O	Q (H - O) / O
No.	City	County	Property Type	Utah State Government				Market				% difference assessment to mkt. value	Effective Market Value Tax Rate required to obtain same revenue as really obtained in 2007	2007 Property Tax if Citizens taxed justly based on market value	Actual Tax Dollars Overpaid or (Underpaid)	% Taxes Overpaid or (Underpaid)
				Tax Year	Real Estate Assessment (a)	Effective Tax Rate (b)	Actual Property Tax	Effective Date of Value	Appraised Real Estate Market Value (c)	Effective Tax Rate	Hypo- thetical Property Tax					
1	SLC	Salt Lake	office	2007 Jan	\$766,000	0.01187454	\$9,096	2008 Oct	\$1,150,000	0.01187454	\$13,656	50%	0.01	\$9,938	\$(842)	-8%
2	Roy	Davis	retail	2007 Jan	\$768,726	0.01286500	\$9,890	2008 Aug	\$1,400,000	0.01286500	\$18,011	82%	0.01#	\$12,098	\$(2,209)	-18%
3	St. George	Washington	commercial	2007 Jan	\$378,970	0.00885400	\$3,355	2008 May	\$870,000	0.00885400	\$7,703	130%	0.01	\$7,518	\$(4,163)	-55%
4	Sandy	Salt Lake	office	2007 Jan	\$1,797,500	0.01143000	\$20,545	2008 Apr	\$1,450,000	0.01143000	\$16,574	-19%	0.01#	\$12,530	\$8,015	64%
5	Layton	Davis	hotel	2007 Jan	\$2,793,920	0.01284897	\$35,899	2008 Apr	\$5,700,000	0.01284897	\$73,239	104%	0.01	\$49,258	\$(13,359)	-27%
6	SLC	Salt Lake	industrial	2007 Jan	\$4,965,900	0.01385400	\$68,798	2008 Mar	\$4,920,000	0.01385400	\$68,162	-1%	0.01#	\$42,517	\$26,280	62%
7	Kaysville	Davis	office	2007 Jan	\$755,796	0.01118400	\$8,453	2008 Sep	\$1,100,000	0.01118400	\$12,302	46%	0.01	\$9,506	\$(1,053)	-11%
8	SLC	Salt Lake	retail	2007 Jan	\$1,400,300	0.01187300	\$16,626	2008 Jul	\$3,390,000	0.01187300	\$40,249	142%	0.01#	\$29,295	\$(12,670)	-43%
Totals:					<u>\$13,627,112</u>	<u>0.01267044</u>	<u>\$172,662</u>		<u>\$19,980,000</u>	<u>0.01267044</u>	<u>\$253,155</u>	<u>47%</u>	<u>0.01</u>	<u>\$172,662</u>	<u>\$-</u>	<u>0%</u>
1	Farmington	Davis	office	2008 Jan	\$1,517,000	0.01195200	\$18,131	2008 Nov	\$1,750,000	0.01195200	\$20,916	15%				
2	Kaysville	Davis	office	2008 Jan	\$1,745,000	0.01039101	\$18,132	2008 Sep	\$1,100,000	0.01039101	\$11,430	-37%				

Footnotes
a) Per the county assessor's office. Assessment is communicated to the public as representing market value.
b) Also known as mill levy.
c) Per appraised market value estimate "as is". Estimate is by a state licensed appraiser. If there is a current sale price, appraisal estimate is usually at or near the sale price. Estimate for commercial properties is provided after what is usually 1 to 3 weeks full-time specific analysis on the subject property.